



Attractive second floor flat

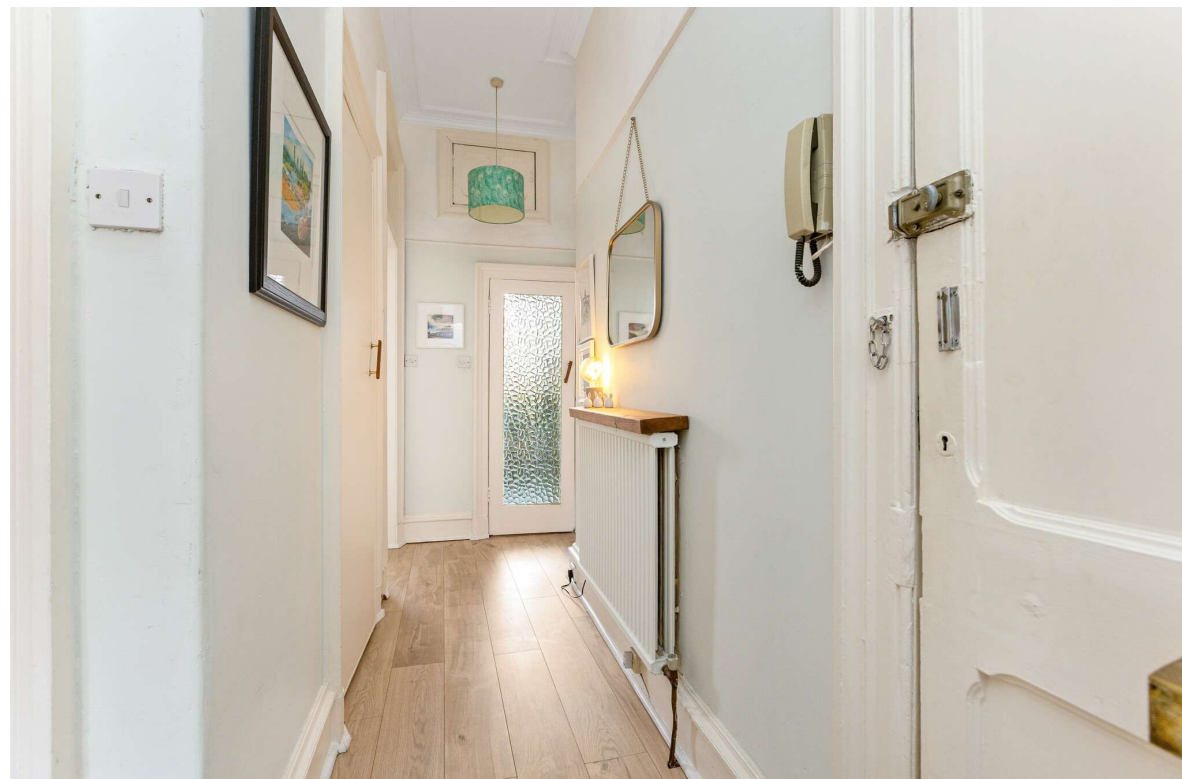
Generously sized, 1 bed, boxroom



A most attractive, second floor flat with well-proportioned, generously sized rooms throughout. It occupies a great location and has a bright open outlook to both front and rear. It is situated close to excellent amenities and forms part of a sought after well-established residential area. In good decorative order it has a well-chosen colour palette which complements the flooring, features and fixtures. The elegant lounge has a large, panelled bay window, feature fireplace and ornate cornice. The dining kitchen has a pleasant view over well-kept gardens to the rear and is fitted with hand painted units, wood effect worktops and tiled splashback, in addition there is a large pantry cupboard. The bathroom has a quality white suite with electric shower and attractive wall and floor covering. There is a large double bedroom, quietly located to the rear and a large boxroom accessed from the hall, ideal for flexible use including a home office. The property is close to excellent local amenities including the tram network and there are quick links to both the city centre, major roads and the airport.

Key Features

- Hall
- Lounge
- Dining kitchen (appliances included)
- Double bedroom
- Boxroom
- Bathroom with white suite and electric shower.
- Double glazing and gas central heating
- Excellent storage
- Well-kept communal garden to rear
- Permit and pay and display parking



Leith

Leith is a popular, established and independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a vibrant atmosphere. In addition, Leith has its own amenities with several doctor surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area, as well as Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings (except main bedroom, this fitting will be replaced) gas hob, electric oven, extractor hood and dishwasher are included in the sale (no warranties given). The American style fridge freezer may be available via separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£250,000

EPC Rating

C

Tenure

Freehold

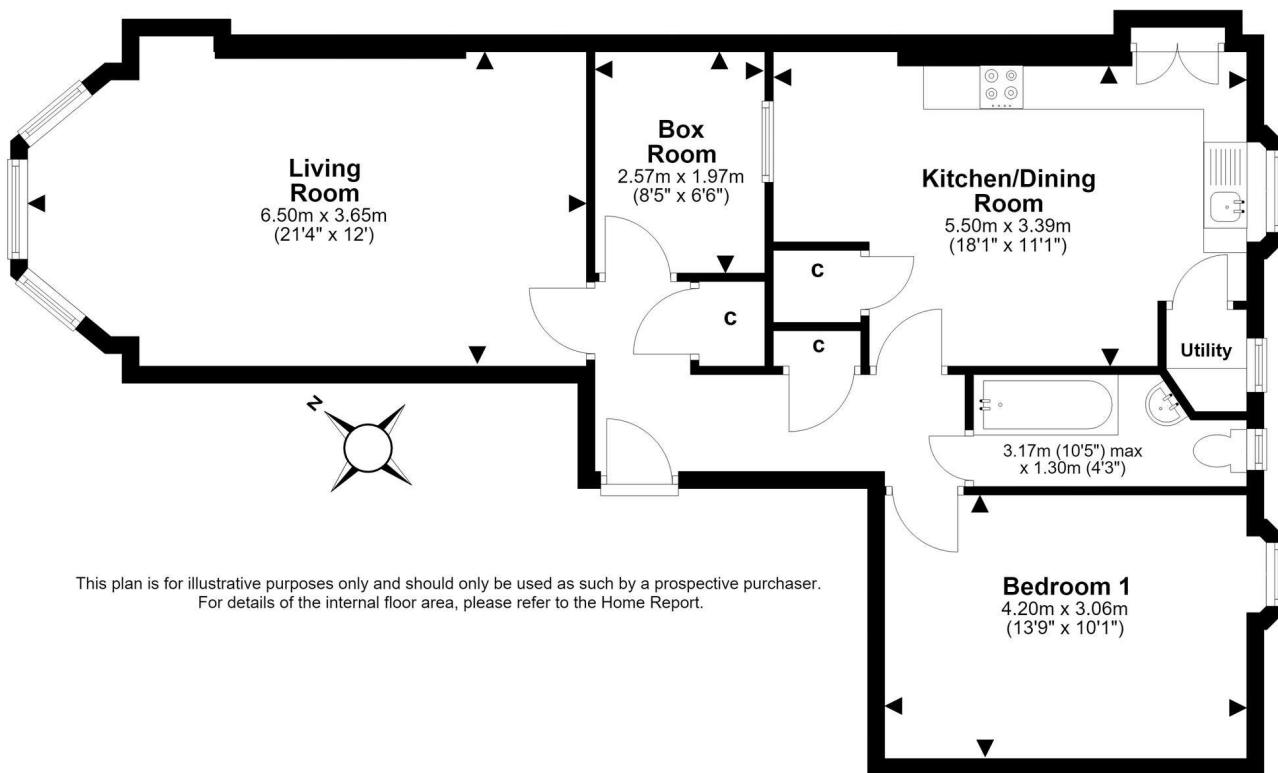












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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